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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 03/2025-2026 **Date:** 2/3/26 2:23 PM

From:

Village Panchayat

Venkatapuram

To :

Ms SRI DEVAEAJA FARMS Mr. M KOWSHIK DHEV S/O MATHIAZHAGAN
D.No 58B,
Basheer Mohammed Layout,
Gandhi Nager
Krishnagiri-635001.

Online Application Number: CLIY2TRA

Sir/ Madam,

Sub :

Residential Layout – District Town and Country Planning Office, Krishnagiri - Krishnagiri District –Krishnagiri taluk - Krishnagiri panchayat union – Venkatapuram panchayat – Kothapetta village - S.F No. 12/1B2, 1C1B, 2 – Extent of 24851.00Sq.m – Technical sanction issued – forwarded for further action - Reg.

Ref :

1) Application Reference No. CLIY2TRA received through Single Window Portal from Ms SRI DEVARAJA FARMS Mr M KOWSHIK DHEV, Dt.25.04.2025.
2) G.O.No.138, Housing and Urban Development Department, Dated: 04.06.2004. 3) G.O.No.79, Housing and Urban Development Department, Dated: 04.05.2017.
4) Government Letter No. 19113/4(3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
5) Letter No. 13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular)
6) G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019, G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
7) Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020 of Director of Town and Country Planning, chennai (Circular)
8) G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.
9) G.O.181, Housing and Urban Development Department, Dated: 09.12.2020.
10) Letter Roc. No. 19799/2020 Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular)
11) Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021 of Director of Town and Country

Planning, Chennai (Circular)
12) Letter Roc.No. E1/7847/2024 Dated: 16.10.2024 of Joint Director of Agriculture Department, Krishnagiri District.
13) Letter Roc No. 320/2022/TCP3, Dated: 07.01.2022 of Director of Town and Country Planning, Chennai (Circular)
14) G.O.141, Housing and Urban Development Department, Dated: 16.07.2022.
15) Road Pattern plan approved by the District Town and Country Planning Office, Krishnagiri Dated: 02.05.2025.
16) Gift deed Documents no 1513/2025 and 1514/2025 Uploaded by the Applicant.
17) Payment of Centage charges received from the applicant respectively on Dt.10.05.2025.
18) Road certificate issued by Block Development Officer, Krishnagiri, Roc no. 556/2025/E7, Dt.07.03.2025.
19) Deputy Director, Geology and Mining Department, Krishnagiri District, Roc no.267/2025/Mines, Dt.14.03.202517) Payment of Panchayat Demand fees received from the applicant respectively on.26.12.2025.
20) Payment of Panchayat Demand fees received from the applicant respectively on 14.01.2026.
21)Land conversion charge fees received from the applicant respectively on.30.01.2026

Body:

Residential Layout Application No. CLIY2TRA /2026/TCP
Final Approval Issued for Residential Layout – Venkatapuram Panchayat Office – Krishnagiri - Krishnagiri District –Krishnagiri taluk - Krishnagiri panchayat union – Venkatapuram village and panchayat - S.F No. 12/1B2, 1C1B, 2 – Extent of 24851.00Sq.m.

Village

Signature valid

Signed by: Village Panchayat President
Location:Krishnagiri
Date:2026.02.03 14:23:18

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.